

SS 8/11/11 4:38:35  
SS DK W BK 662 PG 731  
DE SOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

**INDEXING INSTRUCTIONS:** Situated in the South Half (S 1/2) of the Northwest Quarter (NW ¼) of Section 10, Township 2 South, Range 8 West, Desoto County, Mississippi and being out of and a part of a tract of land conveyed to William L. Walker and described in Deed Book 94, Page 209 in the Chancery Clerk's Office of Desoto County, Mississippi.

**GRANTEE, PREPARED BY AND RETURN TO:**

\* Entergy Transmission  
Jeff Flowers M-THQ 2-D  
P. O. Box 1640  
Jackson, MS 39215  
601-985-2895

**GRANTOR(S) ADDRESS:**

William L. Walker  
4720 Tulane Road

H/O Walker - Nesbit, MS 38651-38637  
662-393-7549

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

Line/Project Identification: Getwell Substation-Church RD

**RIGHT-OF-WAY INSTRUMENT**  
**ENTERGY MISSISSIPPI, INC.**

KNOW ALL MEN BY THESE PRESENTS THAT: William L. Walker (referred to collectively, whether one or more, as "Grantor") for and in consideration of One Dollar, in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, assign, convey and warrant unto, and defend Entergy Mississippi, Inc., and its successors and assigns (collectively "Grantee"), a right-of-way, servitude and easement 125 feet in width for the location, relocation, improvements, repair, construction, reconstruction, operation, inspection, patrol, replacement, removal and maintenance of one or more electric power lines, circuit or circuits and/or communication facilities, now or in the future, including, but not necessarily limited to, poles, towers, cross arms, insulators, wires, cables, conduits, hardware, transformers, switches, guy wires, anchors and other equipment, structures, material and appurtenances, now or hereafter used, useful or desired in connection therewith by Grantee (hereinafter "Grantee's facilities") over, across, under or on that land of Grantor in the County of Desoto, State of Mississippi described as follows, to-wit:

Being a 6.853 acre parcel of land Situated in the S1/2 of the NW¼ of Section 10, Township 2 South, Range 8 West, Desoto County, Mississippi and being out of and a part of that certain tract of land as described in Deed Book 94 Page 209, within the Chancery Clerk's Office of Desoto County, Mississippi. Said parcel of land being more particularly described as shown on the attached Exhibits "A" & "B" and made part hereof.

Initial WJW \_\_\_\_\_

Grantor hereby grants to Grantee the rights of ingress and egress at any time, without notice, to, from, or along said right-of-way, including, but not limited to, the passage of vehicles and equipment upon said right-of-way; and the right of Grantee to assign, license, and otherwise permit others to use in whole or part any or all of the rights, easements, servitudes, privileges or appurtenances granted herein.

Grantee shall have the full and continuing right, without further compensation, to clear and keep clear vegetation within or growing into said right-of-way and the further right to remove or modify from time to time trees, limbs, and/or vegetation outside the said right of way which Grantee considers a hazard to any of Grantee's facilities or a hazard to the rendering of adequate and dependable service to Grantor or any of Grantee's customers, by use of a variety of methods used in the vegetation management industry. As used in this paragraph, "hazard" includes any trees, limbs, and/or vegetation that Grantee determines are tall enough that if they fell may strike, hit, or come in contact with any of Grantee's facilities. Payment for the first cutting of trees, limbs, and other vegetation outside of the right-of-way is included in the initial consideration paid to Grantor. Grantee shall pay to Grantor, or Grantor's successor in title, the reasonable market value, as timber, of such trees when removed in the future outside of the said right-of-way.

Grantee shall pay Grantor for physical damages to Grantor's buildings or other structures located outside said right-of-way and to Grantor's growing annual crops, road, bridges and fences caused by the construction and maintenance of Grantee's facilities.

Grantor retains the right to use for Grantor's own purposes the land covered by the said right-of-way so long as such use does not interfere with Grantee's use of said right-of-way and other rights herein granted.

Grantor shall not construct or permit the construction of any structure, obstruction or other hazard within the said right-of-way, including but not limited to, house, barn, garage, shed, pond, pool, water impoundment, excavation or well, excepting only Grantor's fence(s) and Grantee's facilities.

IN WITNESS WHEREOF, Grantor has executed this Right-of-Way Instrument on this 4 day of August, 2011.

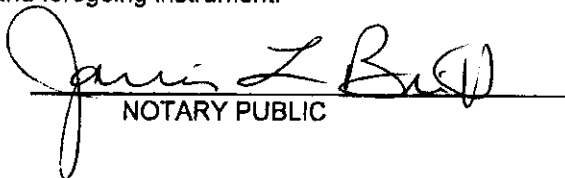
GRANTOR:  
William L. Walker  
(Signature)  
William L. Walker  
(Print Name)

WITNESS:  
\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(Print Name)

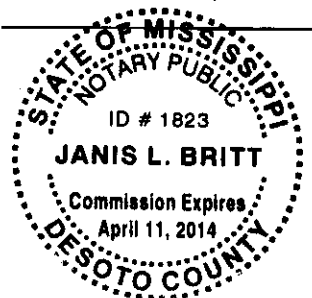
WITNESS:  
William A Brown  
(Signature)  
William A Brown  
(Print Name)

STATE OF MISSISSIPPICOUNTY OF Desoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this 4 day of August, 2011, within my jurisdiction, the within named William L. Walker, who acknowledged that (he) (she) (they) executed the above and foregoing instrument.

  
NOTARY PUBLIC

My commission expires:

Initial W L W

February 4, 2011

**EXHIBIT "A"****PARCEL 1  
ENTERGY MISSISSIPPI, INC.  
ONE-HUNDRED AND TWENTY-FIVE (125) FOOT WIDE EASEMENT****TRACT 3  
WILLIAM L. WALKER  
(DB. 94, PG. 209)**

Being a parcel of land situated in the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of Section 10, Township 2 South, Range 8 West, Desoto County, Mississippi and being out of and a part of a tract of land conveyed to William L. Walker and described in Deed Book 94, Page 209 in the Chancery Clerk's Office of said Desoto County, Mississippi and being more particularly described as follows:

COMMENCING at a found 5/8" rebar marking the Northeast corner of the Southwest Quarter of Section 10, Township 2 South, Range 8 West, Desoto County, Mississippi.

THENCE run West, 240.40 feet along the South line of said "Walker" tract to a point. Said point also being the Southeast corner and POINT OF BEGINNING for the herein described one-hundred and twenty-five (125) foot wide easement;

THENCE continuing along said South line, run West, 2,367.84 feet to a point on the East right-of-way line of Tulane Road, as now laid out and in use;

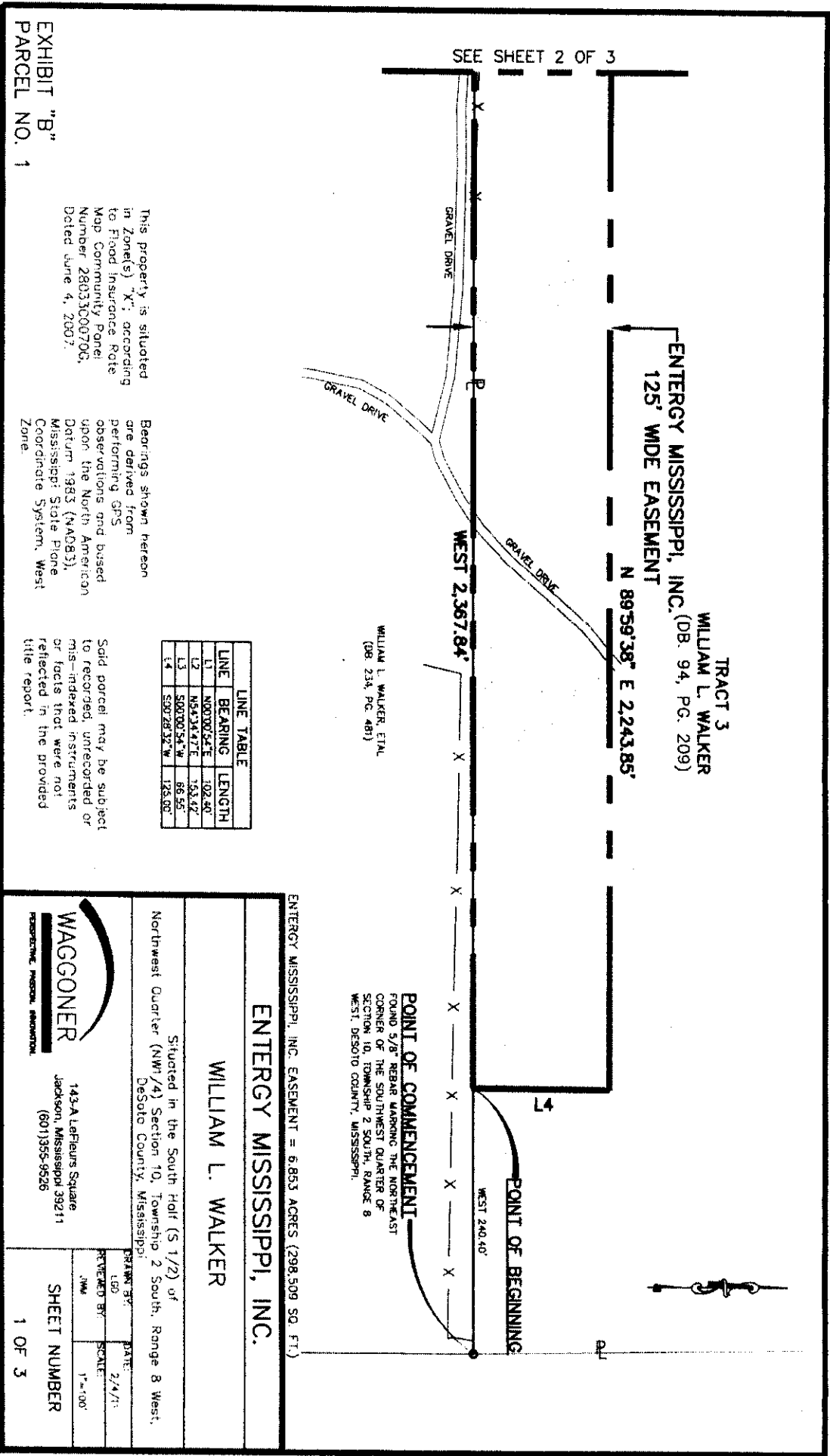
THENCE leaving the South line of said "Walker" tract and along said East right-of-way line, run North 00° 00' 54" East, 102.40 feet to a point at the Southwest corner of an Entergy Mississippi, Inc. existing one-hundred and twenty-five (125) foot wide easement recorded in Deed Book 611, Page 483 in the Chancery Clerk's Office of Desoto County, Mississippi;

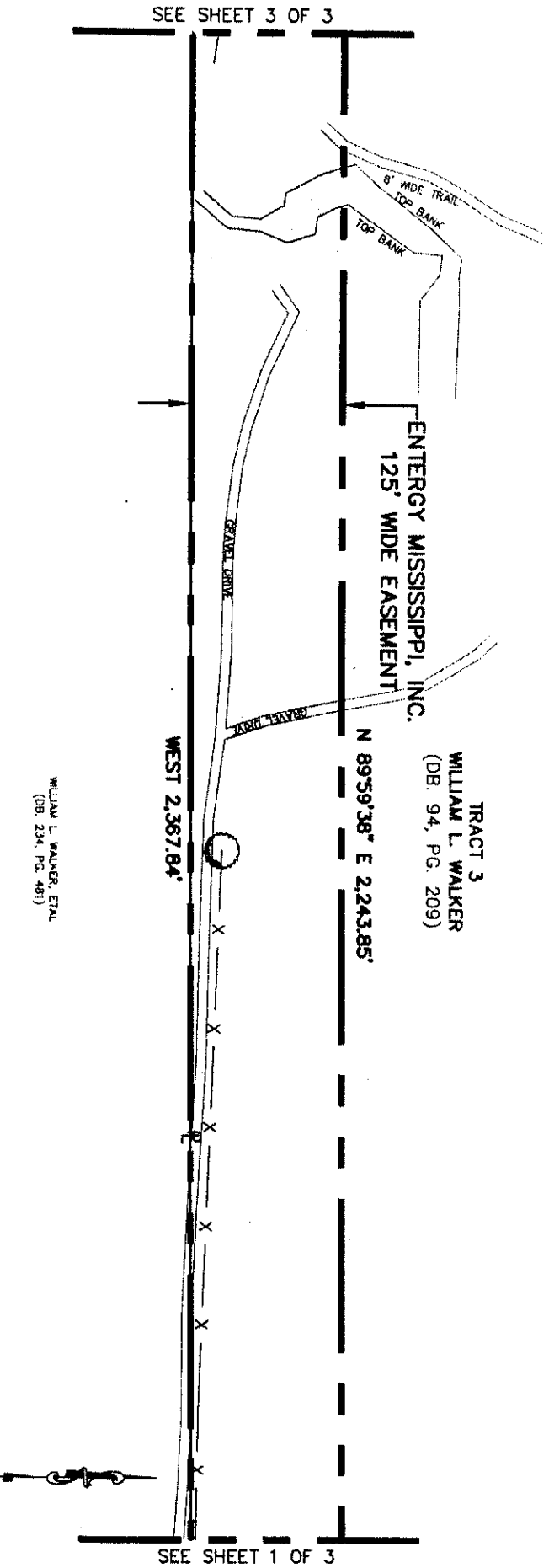
THENCE leaving said East right-of-way line and along the South line of said existing easement, run North 54° 34' 47" East, 153.42 feet to a point;

THENCE leaving said South line, run South 00° 00' 54" West, 66.55 feet to a point;

THENCE run North 89° 59' 38" East, 2,243.85 feet to a point;

THENCE run South 00° 28' 32" West, 125.00 feet to the POINT OF BEGINNING, containing 6.853 acres, (298,509 square feet), more or less.





WILLIAM L. WALKER, ETAL  
(DB. 234, PG. 481)

LINE	BEARING	LENGTH
1	N00°00'54"E	102.40'
2	N54°16'47"E	151.42'
3	S07°00'54"W	68.53'
4	S00°28'37"W	125.00'

This property is situated in Zone(s) "X", according to Flood Insurance Rate Map Community Panel Number 28033C0070C, Dated June 4, 2007.

Bearings shown hereon are derived from performing GPS observations and based upon the North American Datum 1983 (NAD83), Mississippi State Plane Coordinate System, West Zone.

Said parcel may be subject to recorded, unrecorded or mis-indexed instruments or facts that were not reflected in the provided title report.

EXHIBIT "B"  
PARCEL NO. 1

ENTERGY MISSISSIPPI, INC. EASEMENT = 6.853 ACRES (298,509 SQ. FT.)

ENTERGY MISSISSIPPI, INC.

WILLIAM L. WALKER

Situated in the South half (S 1/2) of Northwest Quarter (NW1/4) Section 10, Township 2 South, Range 8 West, DeSoto County, Mississippi

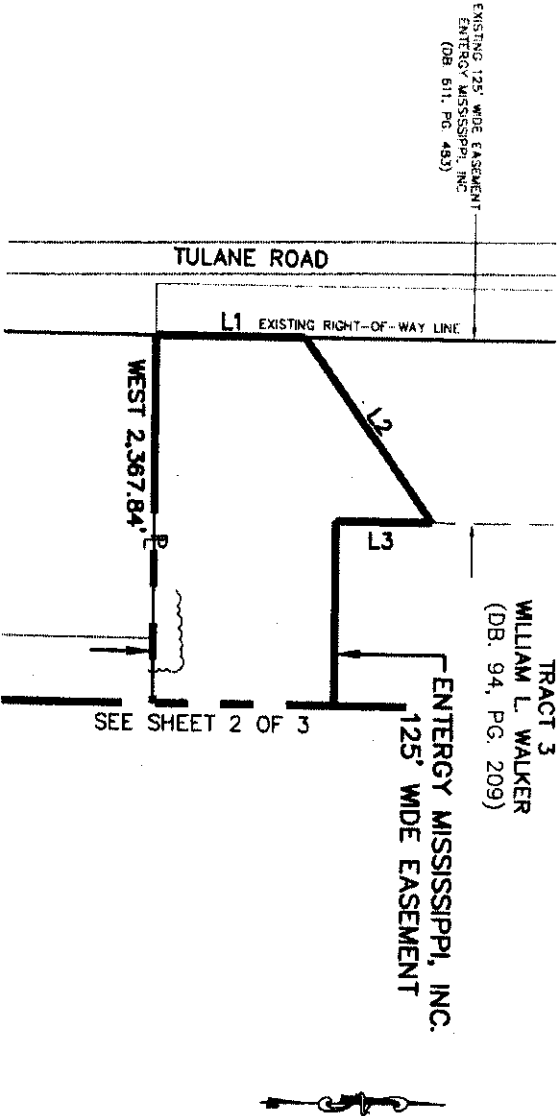
WAGGONER

PROSPECTIVE PERSON INFORMATION

143A Leflore Square  
Jackson, Mississippi 39211  
(601)355-9526

DRAWN BY: LEO  
REVIEWED BY: JMM  
DATE: 2/4/11  
SCALE: 1"=100'

SHEET NUMBER  
2 OF 3



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'34"E	102.40'
L2	N54°34'47"E	153.42'
L3	S00°00'54"W	66.95'
L4	S02°28'32"W	325.00'

This property is situated in Zone(s) "X", according to Flood Insurance Rate Map Community Panel Number 28033000706, Dated June 4, 2007.

Bearings shown herein are derived from performing GPS observations and based upon the North American Datum 1983 (NAD83), Mississippi State Plane Coordinate System, West Zone.

Said parcel may be subject to recorded, unrecorded or mis-indexed instruments or facts that were not reflected in the provided title report.


EXHIBIT "B"  
PARCEL NO. 1

ENTERGY MISSISSIPPI, INC. EASEMENT = 6.853 ACRES (298,509 SQ. FT.)

ENTERGY MISSISSIPPI, INC.

WILLIAM L. WALKER

Situated in the South Half (S 1/2) of Northwest Quarter (NW 1/4) Section 10, Township 2 South, Range 8 West, DeSoto County, Mississippi.

**WAGGONER**  
143-A LeFleur Square  
Jackson, Mississippi 39211  
(601)355-9526

PROFESSIONAL LAND SURVEYOR

DRAWN BY: LAD  
REVIEWED BY: JMM

DATE: 2/4/11  
SCALE: 1"=100'

SHEET NUMBER  
3 OF 3